



Ferring Parish Council
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Your Ref: OWPC25163
Our Ref: FG/135/19/PL
Please ask for:
Mr Z Denton

3rd December 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Demolition of a silo & erection of an office building (B1(a) Business), 6 No. parking spaces for office workers & erection of boundary fencing.
Silo at Former McIntyre Nursery Littlehampton Road Ferring

Thank you for your internet comments made on 3rd December 2019 which has been recorded as **'an objection'** with the comments as follows:

Ferring Parish Council objects this proposal for the demolition of the old grain silo and development of a new office building.

This site was intended for agricultural related use and that condition was lifted earlier in the year for the renovation of the existing silo albeit with conversion to office use. This was despite being in contravention of the Local Development Plan and the strong objections of the Parish Council and Ferring Conservation Group, opposed to loss of further agricultural land use on this site. The feasibility of such a conversion was always clearly questionable and the applicants, having obtained change of use, now claim that the building is unsuitable for such conversion after all. The suitability and viability of such restoration and conversion was fundamental to the basis for the case to change the use of the site to office space, which has proved to be invalid. The change of use, granted for that specific purpose only, should also therefore be considered invalid and rescinded with agricultural use classification re-instated.

The current proposal, while making some effort to reflect the design of a silo, has a significantly greater footprint and is higher than the original structure. This would stand out as a dominant feature of the landscape in direct line of site of Highdown Hill and the South Downs National Park, contrary to the Local Development Plan. We urge Arun District Council to resist such moves to achieve change of use on invalid grounds and support the Local Development Plan to protect the rural, agricultural landscape of this unique area from further unwarranted and inappropriate development.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a

small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a stylized flourish and a period.

Neil Crowther
Group Head of Planning